

To the Honorable Council
City of Norfolk, Virginia

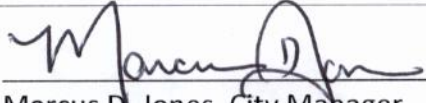
June 28, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Norfolk Historic Landmark designation — 6651 Talbot Hall Court, Talbot Hall Manor House**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 1/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-5**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval** of the request.
- III. **Request:** Designation of the Talbot Hall Manor House as a Norfolk Historic Landmark
- IV. **Applicant:** Commonwealth Preservation Group
- V. **Description:**
 - In 2014 an approximately 7-acre site, including the Talbot Hall Manor House, located at the intersection of Talbot Hall Road and Caroline Street adjacent to the Lafayette River was rezoned to a Residential Planned Development.
 - The entire property had been zoned IN-1 (Institutional), was previously owned by the Episcopal Diocese of Southern Virginia, and was used as a retreat location for the Diocese.
 - The Talbot Hall Residential Planned Development district required that the Manor House be preserved on its own lot with a minimum of two hundred linear feet along a right-of-way.
 - The property covered by the Planned Development has been subdivided and the Manor House lot complies with this requirement.
 - Also in 2014, the Historic and Cultural Conservation and Historic Landmarks Chapter of the *Zoning Ordinance* was amended to allow for the creation of a Norfolk Historic Landmark designation.
 - The amendment set out to address the numerous structures in Norfolk that are not located in a local, state or federal historic district, but are of historic or cultural significance and require protection against destruction and encroachment.

- Designation as a Norfolk Historic Landmark requires the following:
 - Submission of an application to the Architectural Review Board (ARB) to request that a structure or structures be designated as a Norfolk Historic Landmark.
 - Upon review of a staff report and the application, ARB provides a recommendation to the Planning Commission regarding the designation of the structure(s) as a Norfolk Historic Landmark.
 - A public hearing is held by both the Planning Commission and City Council.
 - Approval of the designation by City Council deems the structure(s) a Norfolk Historic Landmark.
 - The result is that structure is deemed historic and any modifications, additions or changes to the exterior will be required to be reviewed and approved by the Architectural Review Board.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated May 26, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: May 26, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Susan Pollock, CFM

JP

AP

Staff Report	Item No.	6
Address	6651 Talbot Hall Court	
Applicant	Commonwealth Preservation Group	
Request	Norfolk Historic Landmark Designation	Talbot Hall Manor House
Property Owner	William Dashiel	
Site Characteristics	Site Area	.42 Acres
	Future Land Use Map	Single-Family Suburban
	Zoning	PD-R Talbot Hall (Talbot Hall Residential Planned Development)
	Neighborhood	Colonial Place
	Character District	Suburban
Surrounding Area	North	PD-R Talbot Hall: Single-Family
	East	PD-R Talbot Hall; R-6: Single-family homes
	South	PD-R Talbot Hall: Single-Family
	West	PD-R Talbot Hall: Single-Family



A. Summary of Request

- The property is located at the end of Talbot Hall Road within the Talbot Hall Residential Planned Development.
- This request would designate the site as a Norfolk Historic Landmark requiring all future modifications to be reviewed and approved by the Architectural Review Board.

B. Plan Analysis

- The preserving our heritage chapter of *plaNorfolk2030* includes a goal calling for the protection of Norfolk's historic resources and an outcome calling for an increased number or resources to be protected.
 - a. It further includes an action calling for the city to work with neighborhoods to gain support for new locally-designated historic districts and landmarks.

C. Zoning Analysis

i. General

- In 2014 an approximately 7-acre site, including the Talbot Hall Manor House, located at the intersection of Talbot Hall Road and Caroline Street adjacent to the Lafayette River was rezoned to a Residential Planned Development.
- The entire property had been zoned IN-1 (Institutional), was previously owned by the Episcopal Diocese of Southern Virginia, and was used as a retreat location for the Diocese.
- The Talbot Hall Residential Planned Development district required that the Manor House be preserved on its own lot with a minimum of two hundred linear feet along a right-of-way.
 - The property covered by the Planned Development has been subdivided and the Manor House lot complies with this requirement.
- Also in 2014, the Historic and Cultural Conservation and Historic Landmarks Chapter of the *Zoning Ordinance* was amended to allow for the creation of a Norfolk Historic Landmark designation.
- The amendment set out to address the numerous structures in Norfolk that are not located in a local, state or federal historic district, but are of historic or cultural significance and require protection against destruction and encroachment.
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- The result is that structure is deemed historic and any modifications, additions or changes to the exterior will be required to be reviewed and approved by the Architectural Review Board.

ii. Parking
N/A

iii. Flood Zone
The property is in the X (Low to Moderate) and X (Shaded) flood zones which are low risk flood zones.

iv. Historic Analysis

- Upon consideration, the ARB is recommending to the Planning Commission the designation of the Talbot Hall Manor House as a Norfolk Historic Landmark.
- In February of 2016 the Virginia Department of Historic Resources (VDHR) entered the Talbot Hall Manor House into the National Register of Historic Places.
- On March 2, 2016 VDHR approved a historic easement on the property subject to the following conditions
 - Conveyance of a conservation easement over the 0.42 acre Talbot Hall property that prohibits division or subdivision.
 - Provisions in the easement for protection of the entire exterior of the main historic dwelling and its character-defining interior architectural features and spaces.
 - Provisions in the easement of repair, rehabilitation, and modifications to the Talbot Hall dwelling.
 - Provision in the easement for construction of a detached garage.

D. Transportation Impacts
N/A

E. Environmental Impacts
No changes will be made to the site.

F. Surrounding Area/Site Impacts
Designation of the Manor House as a Norfolk Historic Landmark will allow for the preservation of this historic structure built in the late 1700s.

G. Payment of Taxes
The property is currently non-taxable.

H. Civic League
Notice was sent to the Talbot Park Civic League on April 13.

I. Communication Outreach/Notification

- Legal notice was posted on the property on April 19.

- Letters were mailed to all property owners within 300 feet of the property on May 13.
- Legal notification was placed in *The Virginian-Pilot* on May 12 and May 19.

J. Recommendations

Staff

Staff recommends that the Talbot Hall Manor House be designated as a Norfolk Historic Landmark.

ARB

Based on the criteria set forth below (as contained in the *Zoning Ordinance*), ARB recommends that the Talbot Hall Manor House be designated as a Norfolk Historic Landmark:

- (1) The area exemplifies the architectural cultural, economic, social, political, artistic, or religious history of the city.
- (2) The area exemplifies the architectural character of a particular era in the history of the city.
- (3) The area is the site of an historic event which had a significant impact on the history of the city.
- (4) The area contains open space, street configurations, topographical features, bodies of water, or landscaped grounds of significance with regard to urban planning or landscape architecture.
- (5) Design Elements:
 1. Architectural Style
 2. Form—plan configuration, roofline
 3. Massing—number of stories, ells, wings
 4. Façade Organization—symmetrical, asymmetrical, number of bays
 5. Fenestration—types of doors and windows and their organization
 6. Materials—visible materials including foundations, walls, roofs
 7. Character Defining Details—cornices, woodwork, iron work, elements specific to a certain style
 8. Other elements—porches, chimneys, unique features
 9. Additions
 10. Site Context
 11. Outbuildings, secondary resources

Attachments

Location Map

Zoning Map

Application

Notice to the Talbot Park Civic League

Staff recommendation to Architectural Review Board

Letters from the Virginia Department of Historic Resources

Proponents and Opponents


Proponents

None

Opponents

None

Form and Correctness Approved:

By 
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

By 
DEPT.

ORDINANCE No.

AN ORDINANCE TO DESIGNATE THE PROPERTY LOCATED AT 6651 TALBOT HALL COURT AS A NORFOLK HISTORIC LANDMARK AND TO AMEND THE ZONING MAP TO SHOW THE DESIGNATION.

- - -

WHEREAS, the Talbot Hall manor house and property located at 6651 Talbot Hall Court in the City of Norfolk is of such age and significance historically, architecturally and culturally that it is eligible to be designate as a Norfolk Historic Landmark;

WHEREAS, the owner of the property has applied to seek the designation as a Norfolk Historic Landmark and said application has been reviewed and recommended for approval by both the Norfolk Architectural Review Board and the Norfolk City Planning Commission; and

WHEREAS, on February 2, 2016, the United States Department of the Interior, National Park Service did enter the property onto the National Register of Historic Places; now, therefore,

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 6651 Talbot Hall Court is hereby designated as a Norfolk Historic Landmark and shall be both subject to the

regulations and entitled to the benefits set forth in the applicable provisions of Chapter 9 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Historic and Cultural Conservation Districts (HC) and Historic Landmarks." The property which is the subject of this designation is more fully described as follows:

Property fronts 207 feet, more or less, along the southern line of Talbot Hall Crescent, 51 feet, more or less, along the western terminus of Talbot Hall Road, and 176 feet, more or less, along the northwest line of Talbot Hall Court; premises numbered 6651 Talbot Hall Court.

Section 2:- That the City Council hereby determines that the designation accomplished herein is based on consideration of all of the following criteria § 9-2.3(b) of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely:

(1) The historic, architectural, or cultural significance, if any, of the building, structure, or site considered on its own merits and which distinguish it from other similar or common buildings, structures or sites in the same vicinity;

(2) Whether the building, structure, or site is located in an area that is not appropriate or eligible for designation as a local historic district when considered in its entirety;

(3) The association of the building, structure or site with an historic person or event of national, state, or regional significance or with a renowned architect or master craftsman;

(4) The age and condition of the building or structure and whether significant portions are at least fifty (50) years old;

(5) The degree to which the original or distinguishing character, qualities, or materials of a building or structure on the property have been retained and have not undergone changes such that the historical integrity of the property is no

longer significantly evident; and

(6) Whether the property has been listed on the U.S. Department of the Interior's National Register of Historic Places or the Virginia Landmarks Register.

Section 3:- That, as a reference for consideration of any application for a certificate of appropriateness, the following distinguishing characteristics and historic significance that are specifically relevant to this historic building include all of the following:

- (a) Architectural Style;
- (b) Form-plan configuration, roofline;
- (c) Massing-number of stories, ells, wings;
- (d) Façade Organization-symmetrical, asymmetrical, number of bays;
- (e) Fenestration-types of doors and windows and their organization;
- (f) Materials-visible materials including foundations, walls, roofs;
- (g) Character Defining Details-cornices, woodwork, iron work, elements specific to a certain style;
- (h) Other elements-porches, chimneys, unique features;
- (i) Additions;
- (j) Site Context; and
- (k) Outbuildings, secondary resources.

Section 4:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 5:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 6:- That this ordinance shall be in effect from the date of its adoption.

Location Map

TALBOT HALL CRESCENT

COMMONWEALTH
PRESERVATION GROUP

MISCELLANEOUS STREET

TALBOT HALL COURT

0 15 30 60 Feet



Future Land Use Map

COMMONWEALTH
PRESERVATION GROUP

TALBOT HALL CRES CENT
















TALBOT HALL COURT

MISCELLANEOUS STREET

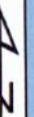
CAROLINE STREET

CARLISLE WAY

TALBOT HALL ROAD

	Commercial		Multifamily		Single Family Suburban
	Downtown		Multifamily Corridor		Single Family Traditional
	Industrial		Office		Single Family Urban
	Institutional		Open Space/Recreation		Utility/Transportation
	Military		Residential Mixed		Transit Supportive Area

0 30 60 120 Feet



Zoning Map



To: Norfolk Architectural Review Board
City of Norfolk, Virginia

April 25, 2016

From: Susan M. McBride, Principal Planner

Subject: Norfolk Landmark designation

Ward/Superward: 1/6

Approved:

Leonard M. Newcomb, III
Assistant Director, Planning

Staff Report

- I. **Property Address:** 6651 Talbot Hall Court
- II. **Applicant Information:** #16-21
Applicant: Paige Pollard, Commonwealth Preservation Group
Owner: Th-HI, LLC
- III. **District Information:**
Total Resources: One (1) contributing resource
Period of Significance: 1802-1954
Area(s) of Significance: Architecture
Civic League: Talbot Park
Date of Structure: 1799-1802
Type of Nomination: Local Landmark
Zoning: PDR-Talbot Hall
Boundaries: See attached "Subdivision Map"
- IV. **Building Application:** Recommendation to the City Planning Commission for a local Norfolk Landmark designation.
- V. **Project Description:** Talbot Hall was constructed in 1799-1802 by Samuel Butt Talbot for his son Thomas. This was built as a "summer escape" from the City of Norfolk and has been called a "perfect Georgian style". The home was built along the Lafayette River and the plantation reached approximately two-thousand acres. Talbot Hall is a five-bay Georgian style house built on a rectangular basement and sited on a north-south and east-west axis. The dwelling is a two-and-a-half story, with a central hall that has two rooms per floor. The original configuration remains today, in nearly original condition, with two additions. The bricks for the exterior were made from the clay on the property with the mortar mixed from the oysters and sand out of the river. The roof was originally slate, hipped, and had two

pedimented dormers on the front and back of the roof. Dentil molding is under the eaves. The front and back of elevations had full width single story, open pent porch. The porches are supported by brick piers with fluted, tapered, Doric columns and matching pilasters at each end. The porches have remained mostly open with some wood painted lattice installed behind the piers in the recent past. A two-story ell addition was in 1830. This changed the roofline to a cross hip and eliminated one dormer on the east side of the roof but added a dormer to the south side of the ell roof. This addition also took about a third of the porch on the east elevation. The home has four brick chimneys: two interior chimneys on either end of the original home; an interior chimney on the ell addition; and an exterior chimney on the kitchen addition. The stucco was believed to have been applied to the exterior in the mid-nineteenth century when the original brick began to deteriorate. The stucco also served to unify the old and new portions of the home.

The main entrance door on the west elevation is original and has the original door hardware. It is a four panel, four lite double-leaf door. This door has a five-lite transom above the door. The rear entrance door is also original and the other two doors are modern wood doors to the kitchen addition.

The original wood windows exist on the first floor of the original home and are 9/9 double hung sash; the 1830's addition has original 2/2 double hung sash; and the upper floors are predominately vinyl replacement windows. There is an original narrow six-pane historic wood window on the second floor west elevation.

VI. District Significance:

This is a significant structure for its architecture as described above and the cultural significance to the City of Norfolk as quoted from the National Register Nomination report as prepared by the applicant:

"The land surrounding Talbot Hall, over eight hundred acres, was purchased in 1774 by Thomas Talbot and was originally part of the Langley estate which was granted by the King in 1675. The estate would eventually reach approximately two thousand acres. Talbot Hall was begun by Salmon Butt Talbot in 1799 as a summer country residence for his son, Thomas Talbot. He died that same year but left money in his will to complete the house which Thomas Talbot did ca 1802. The exact date of completion is not known, however the plaster relief of the United States seal puts a likely completion date at the end of 1802. The seal has seventeen stars, one for each state, and Ohio was admitted to the Union as the seventeenth state on November 29, 1802. Three different versions of the same story claim that the presence of the U.S. seal kept Union soldiers from ransacking or burning the home during the Civil War. The progression of the property ownership after completion of the house was from Thomas Talbot to William Henry Talbot in 1838, to another Thomas Talbot in 1884, and to Minton Talbot in 1932.

The house has been called a “perfect Georgian-Style” house with a rectangle base containing two rooms on each level and five box-seated windows across the front. The house was built on a north-south and east-west axis and a compass was later painted on the porch ceiling showing the river due west. It was constructed of bricks made on site using clay from the yard as well as sand and shells from the river. At some point around the mid-nineteenth century the bricks began to deteriorate and a thick stucco was applied to the exterior. The interior plaster was also made on site and a later repair revealed it to be about two inches thick and matted with pigs’ hair. Other typical Georgian features of the house are pedimented dormers, the hipped roof with interior end chimneys, the shallow dentiled cornice, the single nine-over-nine double hung wood sash, and the wood paneled door with multi-light transom. The first floor ceilings are eleven feet high and the walls a foot thick and the two main rooms on each level of the original house are divided by a large central hall. While uncommon with Georgian houses, the full width one-story porches, with fluted Doric columns, seems a natural result of the site overlooking a large river. The ca 1830 rear el addition resulted in the creation of a cross hip roof, the removal of a rear dormer, and the truncation of the rear porch, which also ran the width of the house, matching the front porch.

Minton Talbot died on March 28, 1950 at Talbot Hall where he was born in 1868. He earned a law degree from the University of Virginia and practiced the law in Norfolk until the last year of his life. It was Minton Talbot who oversaw the more recent changes to the property including the addition of plumbing, radiator heating, electricity, and a peeping device on the back door. He was married to Miss Cornelia Brackenridge in 1921 and moved from his house at 325 West Freemason Street back to Talbot Hall at that time. He and Mrs. Brackenridge met on a South American cruise. She was an artist and had the Virginia seal cast and installed over the dining room mantel. During his lifetime paint was never used on the walls of the house, only white wash, and the floors were rubbed with a mixture of gasoline and paraffin. The development of several nearby neighborhoods stemmed from the sale of most of his plantation during his lifetime as a result of tax debts and failed investments during the Great Depression. His daughter Carol described a typical scenario during the development of Talbot Park where a lot would be sold for \$1,000 which would be split \$100 for the broker, \$600 for back taxes, and \$300 to her father. Minton Talbot was an enthusiastic horticulturalist and many of the old trees in the neighborhoods derived from the Talbot estate were donated and/or planted by him. Mrs. William F. (Caroline) Talbot Egelhoff inherited Talbot Hall and was the last owner before passing it to the Episcopal Diocese of Southern Virginia in 1954.

The Talbot family had a long and close relationship with the Lindsay family. Harvey L. Lindsay, Sr. was instrumental in helping the Talbot family work through financial difficulties

while keeping their cherished Talbot Hall home. Mr. Lindsay acquired much of the land formerly associated with Talbot Hall, then designed and developed the neighborhoods of Talbot Park and Belvedere to be model suburban communities. The Belvedere Corporation, run by Harvey L. Lindsay, Sr., was chartered on January 14, 1937. The neighborhood plat was recorded in February 1937. Thurmer Hoggard, Jr., a little known Norfolk architect, designed a handful of house types for the Belvedere neighborhood. The Belvedere homes were constructed by Meyer & Whitehall, and were typically built for approximately \$5,000. In addition to fully appointed houses, the neighborhood received lush landscaping with narrow curving drives; it was devoid of sidewalks. The neighborhood of Talbot Park developed incrementally, thus exhibiting a wide array of housing types and styles spanning a longer period of construction than Belvedere. Building permits from 1936 and 1937 show a large span in home prices in the Talbot Park neighborhood, with smaller homes selling for around \$3,000 and waterfront property priced at up to \$10,000. The Talbot Park neighborhood was developed with an eye to green space for families; lots were spacious, and a park was proposed to provide an area for the local children to play out of the streets. The neighborhood proved a desirable one, quickly increasing in size. By 1942, there had been nearly 1,500 buildings constructed in Talbot Park, Belvedere, and surrounding areas, with 1,000 more on the horizon. Although Talbot Park was primarily a residential development, the neighborhood became home to numerous churches as well as Granby High and Elementary Schools and Depaul Hospital.

There are only two other comparable homes in the City of Norfolk. Poplar Hall (ca 1760, VDHR # 122-0045, NR) is a five-bay, two-story Flemish bond brick Georgian dwelling with interior end chimneys, much like Talbot Hall, though without a stucco covering. Also like Talbot Hall, it sits on a one acre site which was once part of a much larger estate. The entry portico has replacement columns, there are an 1860, 1955, and 1980s additions on one side, and it retains a largely intact core central hall interior plan and finishes. The Talbot-Cocke House (ca 1780, VDHR # 122-0111) is another house of the Talbot family which was part of another plantation of approximately 1000 acres across what was Tanner's Creek from Talbot Hall. This house has many similarities to Talbot Hall: two-story, five-bay brick masonry covered in stucco, hipped roof. The exterior has had two major alterations since its construction as compared to a ca 1900 photograph: a large, pedimented dormer with lunette window was installed above the central three bays and a three-bay wide single-story porch has been removed and replaced with a single-bay, one-story Colonial Revival style portico. There are also three twentieth century additions to the house off of the two sides and rear."

VII. Recommendation: This application meets the requirements for *Designation of Historic Districts, Structures or Landmarks* as outlined in chapter 9 of the *City of Norfolk Zoning Ordinance*. Staff recommends that the exterior alterations be reviewed by the Architectural Review Board using the *City of Norfolk Historic District Design Guidelines* and the following *Elements of Design for Talbot Hall*:

1. *Height*: The house is two and-a-half stories high (2 1/2) and there is a maximum building height of thirty-five feet.
2. *Proportion of building's front façade*: The front façade faces the Lafayette River; is five bays wide with a central entrance.
3. *Proportion of openings within the façade*: The window and door placement is deliberate and the sizes are at a scale that is in keeping with the massing of the house. The original elevations have windows that line up vertically and horizontally.
4. *Rhythm of solids to voids in the front façade*: The rhythm is regular and symmetrical. The wooden shutters have been removed from the home but added interest within the solid area of the elevations.
5. *Rhythm of spacing of buildings on streets*: Inapplicable due to a single building district
6. *Rhythm of entrance and/or porch projections*—Inapplicable due to a single building district.
7. *Relationship of materials*: the majority of the home has a hard stucco covering the original masonry; painted wood windows and trim; composite/asphalt three-tab roofing shingle replaced the original slate roof; brick foundation.
8. *Relationship of textures*: The painted wood surfaces and windows are smooth. The stucco is even with a pebble feel. The three-tab roof is flat. The dentil molding has the most depth.
9. *Relationship of color*: the home is a white on white color pattern
10. *Relationship of architectural details*: Original wood paneled doors with transoms; double hung wood sash windows with panes; working shutters (not installed as of designation); decorative cornice with dentils; Doric porch columns and pilasters; pedimented dormers; and hipped roof are identifying features of the Georgian style.
11. *Relationship of roof shape*: The roof is cross-hipped on the main part of the home; a flat roof connects the home to the kitchen addition that has an end gabled roof.
12. *Walls of continuity*: The hedgerow at the rear of the property creates a wall of continuity on the property.
13. *Relationship of significant landscape features and surface treatments*: The landscape is park-like with mature trees and shrubs. There is no hardscaping in the front of the house as the porch steps down to the lawn. There is a paved through driveway with a walkway to the back door and the door to the kitchen. A set of concrete steps go down to an oversized basement door in the 1830 addition. This door is adjacent to the back door.
14. *Relationship of open space to structure*: As of designation, this home has open space all around it with a clear view of the Lafayette River in three directions. The lots have been subdivide and sold for single family residential. There is a view shed easement from the front (west) elevation to the river. No plantings are to be installed higher than four feet

(the height of the porch) as to keep a clear view to the river. This property is required to have two-hundred feet of frontage along the public street.

15. *Scale of façade and façade element:* The front façade is horizontal with vertical window bands. The height of the foundation has the home sitting high.
16. *Directional expression of front elevations:* Talbot Hall was built on a north-south and east-west axis that faces the Lafayette River. As the original acreage developed and the subdivisions were established you come up to this property from the back. This home is visible from all angles as it sits on a lot where Talbot Hall Court meanders around on three sides.
17. *Rhythm of building setback:* Not applicable as this is a single building district
18. *Relationship of lot coverage:* The lot was designed around the house as the subdivision occurred in 2015. The lot has room at the rear for a two car garage.
19. *Degree of complexity within the façade:* is very simple and orderly with the only ornamentation at the eaves in the form of dentil molding. This is a classic example of an early Georgian style.
20. *Orientation, vistas and overviews:* The house is oriented to the west to face the Lafayette River but no longer has the property to the river attached to this lot. Due to the significant relationship of the home to the vistas and overviews, property easements have been established with the lots #4 and #3 to maintain this connection.
21. *Symmetric or asymmetric appearance:* The house is symmetric from the front and asymmetric from the rear.
22. *General environmental character:* The original two-thousand acres have been sold off over time with the last approximately nine acres subdivided in 2015 into fourteen single-family residential lots. The property had a barn at one time and horizontal board fencing around part of the property. The trees are mature with large canopies.



**APPLICATION
DESIGNATION OF HISTORIC DISTRICTS, STRUCTURES OR LANDMARKS**

Date of application: March 4, 2016

DESCRIPTION OF PROPERTY

Property location: (Street Number) 6651 (Street Name) Talbot Hall Court

Existing Use of Property: Vacant/Residential

Current Building Square Footage 4,135 (per Norfolk Air)

Proposed Use Single family residential

Proposed Building Square Footage Same as existing

Trade Name of Business (If applicable) N/A

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Dasheill (First) William (MI) E

Mailing address of applicant (Street/P.O. Box): 1225 W 26th Street

(City) Norfolk (State) VA (Zip Code) 23508

Daytime telephone number of applicant (757) 623-5012 Fax (757) 627-5458

E-mail address of applicant: billy@rggroup.net

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

Application

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AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Dasheill (First) William (MI) E.

Mailing address of applicant (Street/P.O. Box): 1225 W 26th Street

(City) Norfolk (State) VA (Zip Code) 23508

Daytime telephone number of applicant (757) 623-5012 Fax (757) 627-5458

E-mail address of applicant: billy@rggroup.net

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Dasheill (First) William (MI) E.

Mailing address of property owner (Street/P.O. box): 1225 W. 26th Street

(City) Norfolk (State) VA (Zip Code) 23508

Daytime telephone number of owner (757) 623-5012 email: billy@rggroup.net

CIVIC LEAGUE INFORMATION

Civic League contact: Joe Sensi, Vice President

Date(s) contacted: March 15, 2016

Ward/Super Ward information: Ward 1/Superward 6

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

Application

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CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: William E Dashiell Sign: William E Dashiell 3/23/16
(Property Owner or Authorized Agent of Signature) (Date)

Print name: William E Dashiell Sign: William E Dashiell 3/23/16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)



Talbot Hall—west elevation facing the Lafayette River

Norfolk Historic Landmark Application – March 24, 2016

Talbot Hall, 6651 Talbot Hall Court, Norfolk, VA

Project Representative: Paige Pollard

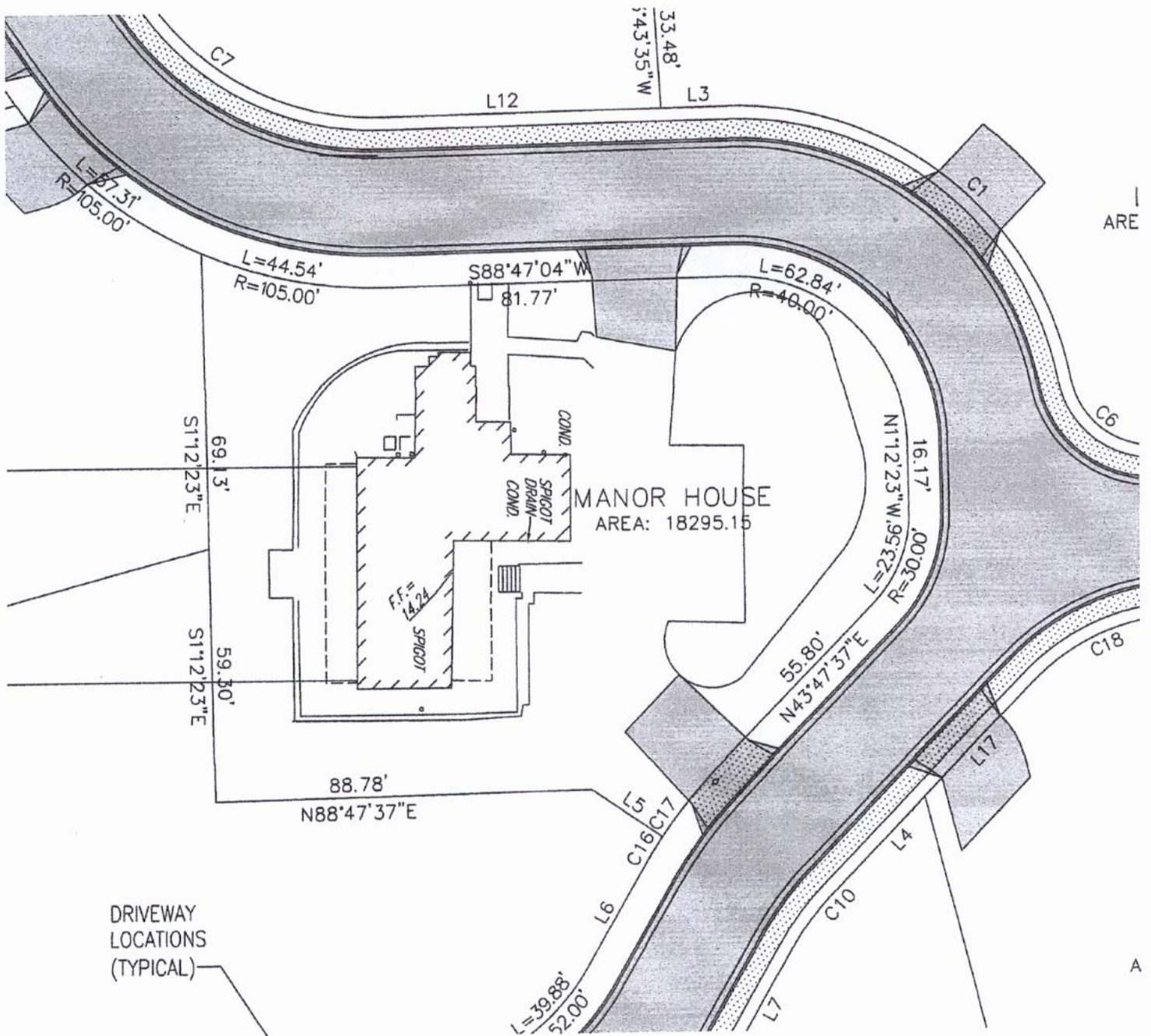
Commonwealth Preservation Group

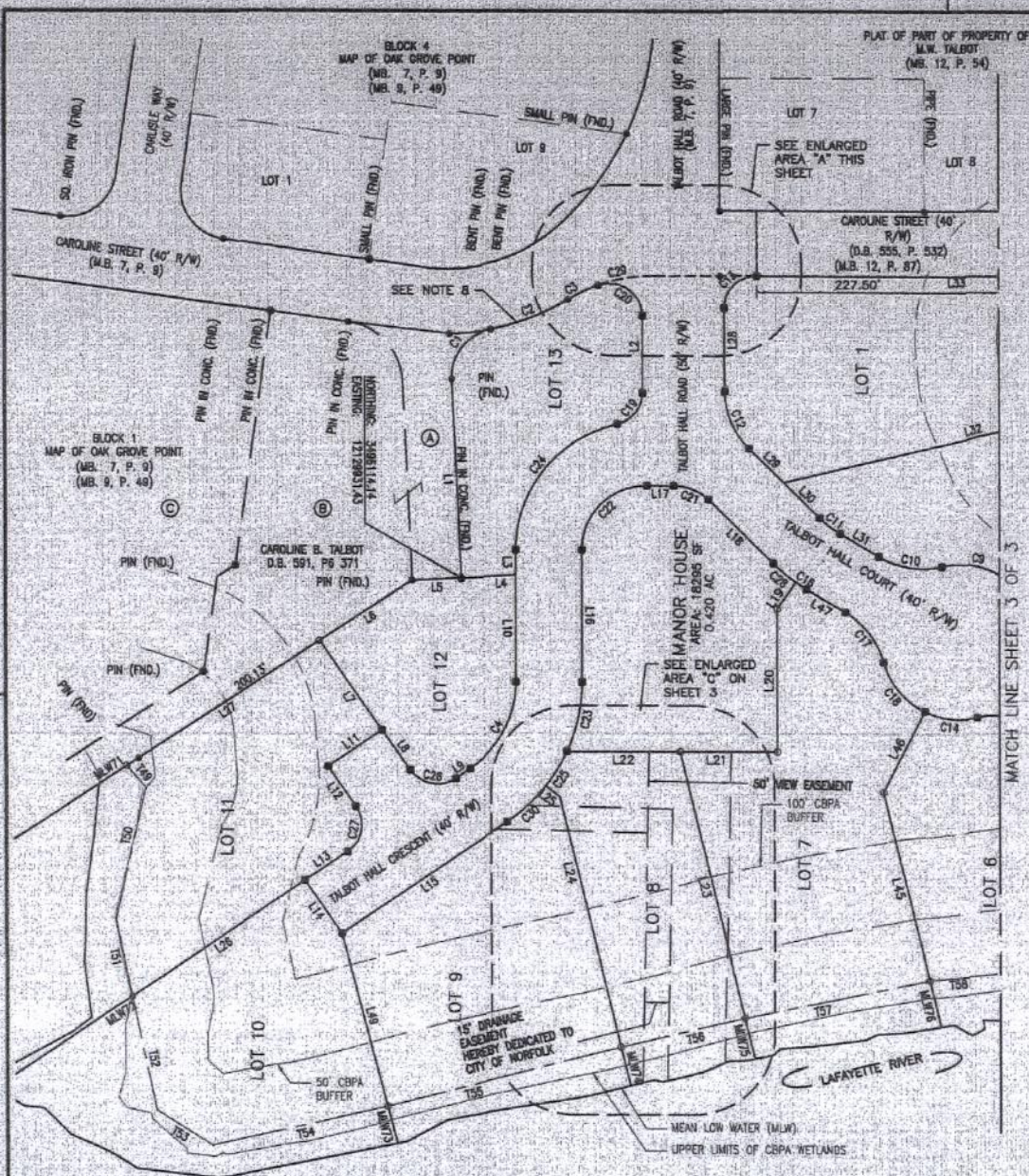
PO Box 11083

Norfolk, VA 23517

(757) 923-1900

paige@commonwealthpreservationgroup.com





LINE TABLE - TIE LINES

LINE #	BEARING	LENGTH
T48	S47°50'17"W	17.81'
T50	S78°32'11"E	83.48'
T51	N77°15'35"E	48.00'
T52	S77°15'35"W	72.42'
T53	N31°35'05"E	40.57'
T54	N14°05'25"W	108.81'
T55	N15°42'01"W	147.00'
T56	N14°35'47"W	77.87'
T57	N17°05'10"W	115.04'
T58	N70°44'44"W	100.87'

LINE TABLE - TIE LINES TO MLW

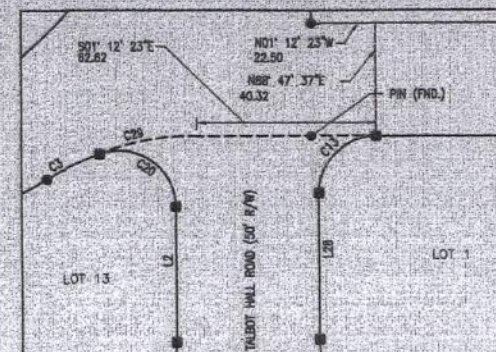
LINE #	BEARING	LENGTH
MLW71	S34°42'15"E	20.57'
MLW72	N35°38'18"W	101.17'
MLW73	S74°21'06"W	24.08'
MLW74	N75°23'16"E	24.75'
MLW75	N75°23'16"E	26.07'
MLW76	N75°23'16"E	28.74'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	30.00'	42.89'	81°31'52"	25.88	S52°57'38"E	38.18'
C2	140.00'	50.64'	20°43'31"	25.80	S22°33'28"E	50.37'
C3	100.00'	20.41'	11°41'41"	10.24	S27°04'23"E	20.38'
C4	85.00'	83.05'	55°34'39"	34.25	N63°25'37"W	86.61'
C8	48.00'	42.83'	51°14'41"	23.02	N11°23'24"E	41.51'
C10	52.00'	39.88'	43°58'44"	20.98	N74°42'28"E	38.91'
C11	65.00'	15.97'	14°04'49"	8.03	N38°45'12"E	15.93'
C12	90.00'	39.27'	49°00'00"	20.71	N66°17'37"E	38.27'
C13	20.00'	31.42'	90°00'00"	20.00	S46°12'23"E	28.28'
C14	48.00'	33.18'	39°37'12"	17.29	S8°54'40"W	32.53'
C15	52.00'	39.88'	43°58'44"	20.98	S74°42'28"E	38.91'
C16	105.00'	7.73'	4°13'08"	3.87	S31°48'22"W	7.73'
C17	52.00'	39.88'	43°58'44"	20.98	S51°41'09"W	38.91'
C18	48.00'	40.44'	48°16'18"	21.51	S48°51'23"W	38.25'
C19	20.00'	26.87'	76°59'00"	15.90	N52°42'53"W	24.80'
C20	20.00'	38.40'	110°01'09"	28.57	S33°47'02"W	32.77'
C21	30.00'	23.58'	45°00'00"	12.43	S21°17'57"W	22.96'
C22	40.00'	62.64'	90°00'53"	40.01	S46°12'40"E	58.57'
C23	105.00'	44.54'	24°18'18"	22.61	S79°03'47"E	44.21'
C24	80.00'	107.50'	76°59'33"	83.63	N52°43'10"W	99.59'
C26	20.00'	31.42'	90°00'00"	20.00	N9°21'42"E	28.28'
C27	20.00'	31.42'	90°00'00"	20.00	N80°38'18"W	28.28'
C28	105.00'	18.07'	9°51'41"	9.06	S38°51'48"W	18.05'
C29	100.00'	34.19'	19°35'25"	17.28	N11°12'26"W	34.03'
C30	105.00'	32.25'	17°35'52"	16.25	S44°28'14"E	32.12'

- (A) 30' R/W CLOSED BY COUNCIL ORDINANCE #17, 173 (7/1/94)
 (B) LOT 1 MAP OF OAK GROVE POINT (M.B. 7, P. 9) (M.B. 8, P. 49)
 (C) LOT 2

VIRGINIA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE (NAD 1983/93)



ENLARGED AREA "A"
 SCALE: 1" = 30'

PROPERTY EXTENDS INTO THE LAFAYETTE RIVER AS FAR AS THE LAW ALLOWS

LINE TABLE

LINE #	BEARING	LENGTH
L1	N88°18'25"E	123.36'
L2	S88°47'37"W	47.74'
L3	S88°47'04"W	15.79'
L4	N34°33'55"W	33.48'
L5	N34°33'55"W	30.00'
L6	S34°42'15"E	67.76'
L7	N54°21'42"E	67.34'
L8	N54°21'42"E	30.00'
L9	N35°38'18"W	10.73'
L10	S88°47'04"W	66.88'
L11	N35°38'18"W	40.00'
L12	S54°21'42"W	30.00'
L13	N35°38'18"W	31.72'
L14	S54°21'42"W	40.00'
L15	N35°38'18"W	122.46'
L16	N88°47'04"E	81.77'
L17	S11°12'23"E	18.17'
L18	S43°47'37"W	55.80'
L19	S88°47'04"E	20.00'
L20	N88°47'37"E	88.78'

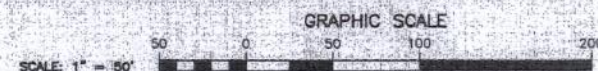
LINE TABLE

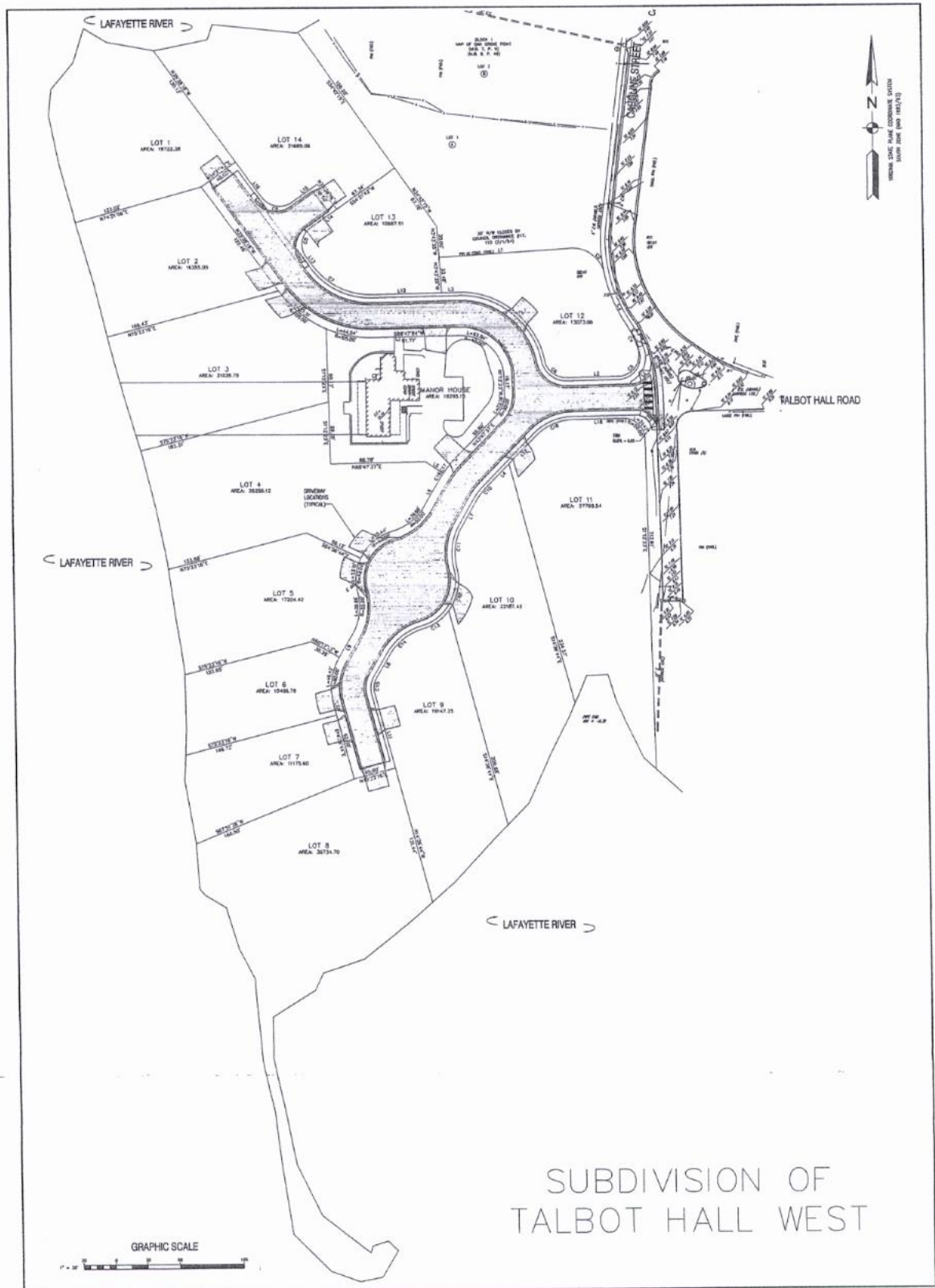
LINE #	BEARING	LENGTH
L21	S11°12'23"E	58.30'
L22	N11°12'23"W	68.13'
L23	N75°23'16"E	170.07'
L24	N75°23'16"E	189.73'
L25	N36°45'40"E	10.91'
L26	N35°38'18"W	127.88'
L27	S34°42'15"E	141.22'
L28	N88°47'37"E	51.80'
L29	N43°47'37"E	28.77'
L30	N43°47'37"E	31.08'
L31	N28°42'47"E	27.58'
L32	S14°36'44"E	227.42'
L33	S11°12'23"E	288.08'
L45	N75°23'16"E	120.18'
L46	S84°36'44"E	56.13'
L47	S29°42'47"W	27.58'
L49	S74°21'06"W	111.15'

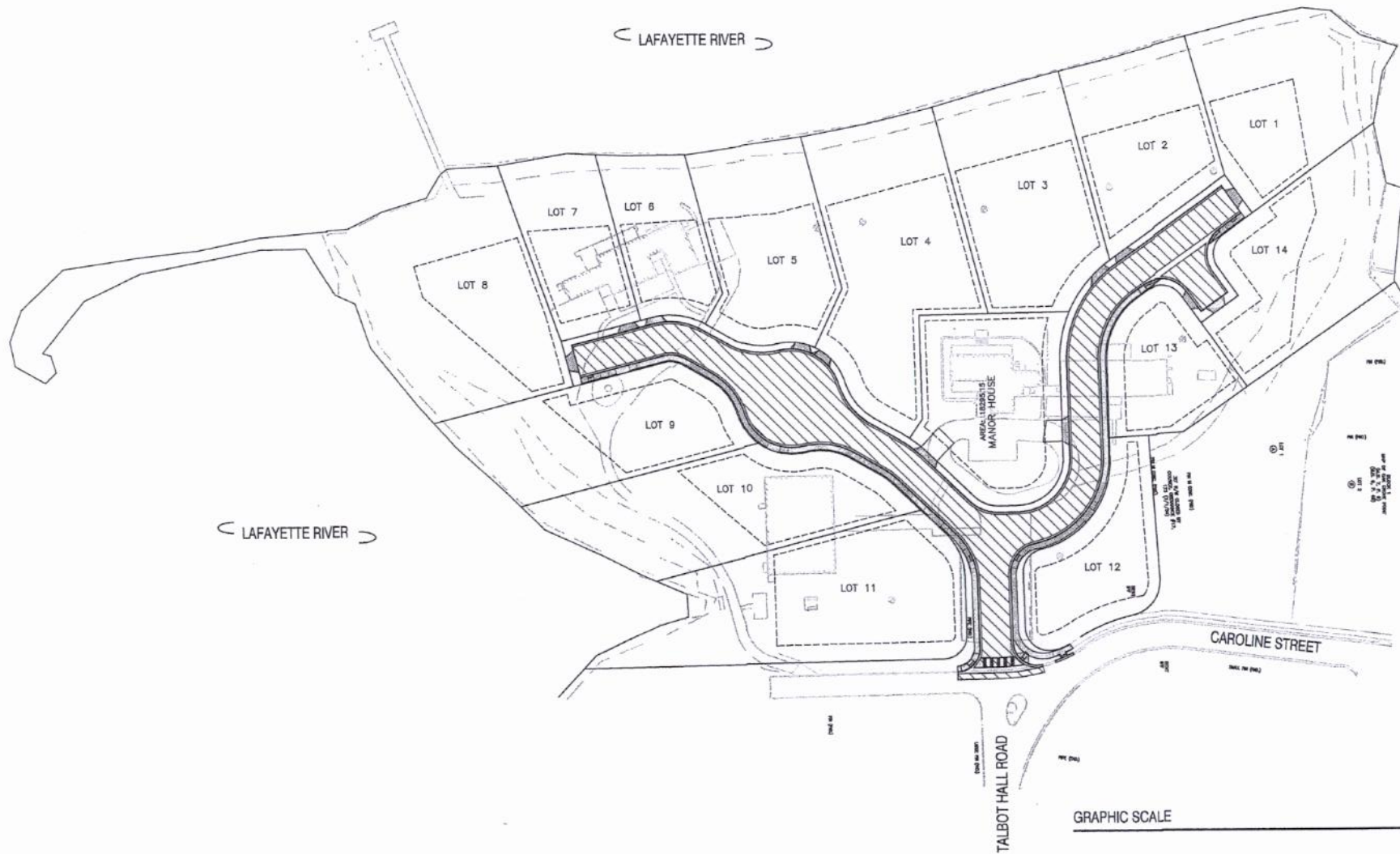
PLAT
 OF
 SUBDIVISION
 OF
 PART OF PROPERTY
 OF THE THOMAS TALBOT EST.
 (M.B. 8 P. 58)
 KNOWN AS TALBOT HALL
 NORFOLK, VIRGINIA
 SCALE: 1" = 50' JUNE 3, 2015
 C. ALLAN BAMFORTH, JR.
 ENGINEER - SURVEYOR, LTD.
 P.O. BOX 6377
 NORFOLK, VIRGINIA 23508
 (757) 627-7079



VIRGINIA
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA,
 ON THE _____ DAY OF _____, 2015 THIS PLAT WAS THIS
 DAY RECEIVED AND UPON CERTIFICATE OF ACKNOWLEDGMENT, THERETO
 ANNEXED, ADMITTED TO RECORD.
 MAP BOOK _____ BY: _____
 TESTE: GEORGE E. SCHWEFER, CLERK
 PAGE: _____







GRAPHIC SCALE



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION																												<p>VIRGINIA</p>	
NO.	DATE	DESCRIPTION																															
<p>SUBDIVISION OF TALBOT HALL WEST</p>		<p>NORFOLK</p>																															
<p>RE-ZONING PLAN</p>		<p>C. ALLAN BARNETT, JR. ENGINEER 2007 MARKET BLVD. NORFOLK, VA 23517 (757) 627-1000</p>																															
<p>DESIGN</p>	<p>DRAWN</p>	<p>CHECKED</p>	<p>PREPARED</p>																														
<p>DATE : 03-01-2014</p>	<p>SCALE : 680/140</p>	<p>CAB PROJ. NO.: 13.040</p>																															
<p>SHEET</p>		<p>C-1</p>																															
<p>1 OF 1</p>		<p>1 OF 1</p>																															



East elevation



South elevation



West elevation



Northwest oblique



Northeast oblique



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

February 23, 2016

Susan McBride
Certified Local Government Coordinator
City of Norfolk
810 Union Street, Suite 508
Norfolk, VA 23503

Re: Talbot Hall, City of Norfolk

Dear Ms. McBride:

Congratulations! I am pleased to inform you officially that **Talbot Hall** has been entered into the National Register of Historic Places. The property was listed by the United States Department of the Interior, National Park Service, on February 2, 2016.

I am sure this news is gratifying to you, and the Virginia Department of Historic Resources shares in your pleasure.

Sincerely,

Julie V. Langan
Director and State Historic Preservation Officer

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Pollock, Susan

From: Straley, Matthew
Sent: Wednesday, April 13, 2016 11:04 AM
To: 'thetpcl@gmail.com'
Cc: Protogyrou, Andrew; Winn, Barclay; Ransom, Carlton; Pollock, Susan
Subject: new Planning Commission application
Attachments: Talbot Hall.pdf

Mr. Donegan,

Attached please find the application to designate the existing structure at 6651 Talbot Hall Court as a Norfolk Historic Landmark.

The purpose of this request is to designate the historic Talbot Hall manor house as a Norfolk Historic Landmark.

The item is tentatively scheduled for the May 26, 2016 Planning Commission public hearing.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov





COMMONWEALTH of VIRGINIA

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March 2, 2016

Paige Pollard
Commonwealth Preservation Group
P.O. Box 11083
Norfolk, Virginia 23517

RE: Easement Offer, Talbot Hall, City of Norfolk

Dear Ms. Pollard:

Thank you for submitting an Easement Application Form dated February 18, 2016 on behalf of your client for the 0.42 acre Talbot Hall property located in the City of Norfolk. This property was listed on the Virginia Landmarks Register and the National Register of Historic Places in 2015 under Criterion C (Architecture) for its significance as a Federal-style house with late Georgian influence. In summary, your application indicated the following:

- Conveyance of a conservation easement over the 0.42 acre Talbot Hall property that prohibits division or subdivision.
- Provisions in the easement for protection of the entire exterior of the main historic dwelling, and its character-defining interior architectural features and spaces.
- Provisions in the easement for repair, rehabilitation, and modifications to the Talbot Hall dwelling.
- Provision in the easement for construction of a detached garage.

The Easement Acceptance Committee of the Virginia Department of Historic Resources ("DHR") met on February 29, 2016, conducted a comprehensive review of your application, evaluated the conservation values associated with the property, and recommended acceptance of the easement as proposed. Easement staff will present your application to the Virginia Board of Historic Resources ("Board") at its next meeting, to be held on March 17, 2016 at the Halsey Lecture Hall, Virginia Historical Society, 428 N. Boulevard, Richmond, Virginia, 23221.

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The Board officially holds our historic preservation easements, which are administered by easement staff at DHR. Approval by the Board of the proposed easement does not necessarily imply approval of the specific easement terms as outlined in your application. The provisions of the easement, including any reserved rights or permitted uses, will be negotiated with easement staff as we proceed with the project. Approval by the Easement Acceptance Committee and the Board is also subject to a review of all title work associated with the property.

Your application indicated that the current owners would like to build flexibility in the easement in anticipation of the potential needs of future owners, particularly regarding repairs and upgrades to the Talbot Hall dwelling. The easement deed will not prohibit alterations or modifications to the Talbot Hall dwelling, and it will permit construction of accessory buildings or structures associated with residential uses, such as a garage. However, the language of the easement will provide a framework through which these types of alterations and new construction receive prior written approval by easement program staff. In general, staff uses the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as guidance when reviewing project plans. Please also keep in mind that ground disturbing activities associated with new construction will also be subject to review by staff and may require professional archaeological survey.

Thank you again for your interest in protecting this historically significant property through a perpetual conservation easement. Please do not hesitate to contact me if you have any questions.

Sincerely,



Wendy Musumeci
Easement Program Coordinator
Office of Preservation Incentives
804.482.6096
Wendy.musumeci@dhr.virginia.gov

Cc: William Dashiell, Manager, TH-HL, LLC
Marcus Pollard, Commonwealth Preservation Group
Elizabeth Tune, DHR

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Secretary of Natural Resources

Julie V. Langan
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www.dhr.virginia.gov

March 23, 2016

VIA ELECTRONIC MAIL ONLY

Paige Pollard
Commonwealth Preservation Group
P.O. Box 11083
Norfolk, Virginia 23517

RE: Easement Offer, Talbot Hall, City of Norfolk

Dear Ms. Pollard:

Thank you for submitting an Easement Application Form dated February 18, 2016 on behalf of your client for the 0.42 acre Talbot Hall property located in the City of Norfolk. This property was listed on the Virginia Landmarks Register and the National Register of Historic Places in 2015 under Criterion C (Architecture) for its significance as a Federal-style house with late Georgian influence.

The Easement Acceptance Committee of the Virginia Department of Historic Resources ("DHR") met on February 29, 2016 and recommended acceptance of the easement as proposed. The Virginia Board of Historic Resources ("Board") convened on March 17, 2016 and also recommended approval as proposed, subject to our mutual agreement on the terms and provisions of the easement deed.

Approval by DHR and the Board of this easement as outlined above is valid for two calendar years from the date of this letter. If the easement is not recorded within this time frame, the project will be presented again to the DHR Easement Acceptance Committee and the Board for reconsideration at its next regularly scheduled meeting. (See *VDHR Easement Program Policy #2: Acceptance of Easements*). Following Board approval, proposed

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modifications that significantly alter the terms of your easement application and/or new information pertaining to the property or its conservation values may be presented to the Easement Acceptance Committee and Board for reconsideration at staff's discretion. Approval by the Easement Acceptance Committee and the Board is also subject to review of all title work associated with the property.

Thank you again for your interest in protecting this historic property through a perpetual conservation easement. Please do not hesitate to contact me if you have any questions.

Sincerely,



Wendy Musumeci
Easement Program Coordinator
Office of Preservation Incentives
804.482.6096
Wendy.musumeci@dhr.virginia.gov

Cc: William Dashiell, Manager, TH-HL, LLC
Marcus Pollard, Commonwealth Preservation Group
Elizabeth Tune, DHR

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